VICINITY MAP
(NOT TO SCALE)

NOTES:

1. ALL DISTANCES IN CURVES ARE ARC DIMENSIONS.
2. LANDSCAPING SHALL BE AS REQUIRED IN ARTICLE 610 OF THE LAND SUBDIVISION REGULATIONS, ARTICLE 18 OF THE ZONING ORDINANCE.
3. THE STREET TREES REQUIRED HEREON SHALL BE MAINTAINED BY THE PROPERTY OWNER. NO TREE MAY BE REMOVED WITHOUT THE APPROVAL OF THE URBAN FORESTER. THE OWNER OF THE PROPERTY SHALL BE RESPONSIBLE FOR THE CONTINUED PROPER MAINTENANCE OF ALL STREET TREES AND SHALL KEEP THEM IN A PROPER, NEAT AND ORDERLY APPEARANCE FREE FROM REFUSE AND DEBRIS AT ALL TIMES. TOPPING TREES OR THE SEVERE CUTTING OF LIMBS TO STUBS LARGER THAN THREE INCHES IN DIAMETER WITHIN THE TREE CROWN TO SUCH A DEGREE AS TO REMOVE THE NORMAL CANOPY SHALL NOT BE PERMITTED.

THE REQUIRED STREET TREES SHALL BE SELECTED FROM THE FOLLOWING:
MEDIUM SPECIES (30' O.C.)

1. QUERCUS ACUTISOMA (SAWTOOTH OAK)
2. KOELREUTARIA PANICULATA (GOLDEN RAIN TREE)
3. NYSSA SYLVATICA (BLACK GUM)
4. Ostrya virginiana (HOPHORNBEAM)
5. SYRINGA RETICULATA (JAPANESE TREE LILAC)

□ INDICATES NO. OF STREET TREES REQUIRED ON LOT.

A TOTAL OF 43 TREES TO BE PLANTED.

STREET TREES SHALL BE LOCATED IN THE RIGHT-OF-WAY UTILITY STRIP EXCEPT FOR STREET TREES WITHIN 15 FT. OF AN INTERSECTION OF TWO PUBLIC STREETS (MEASURED FROM FACE OF CURB) SHALL BE LOCATED BEHIND THE SIDEWALK AND SHALL NOT BE LOCATED IN THE RIGHT-OF-WAY UTILITY STRIP. STREET TREES MUST BE PLANTED WITHIN ONE YEAR OF THE DATE THAT THIS PLAN IS RECORDED. THE MAXIMUM NUMBER OF ANY ONE SPECIES OF TREE TO BE USED IS 25 OR 25% WHICHEVER IS GREATER.

4. SEWER MANHOLES SHALL NOT BE COVERED BY GRADING, SODDING OR ANY OTHER CONSTRUCTION ACTIVITY.

5. THERE IS TO BE A 3' DRAINAGE EASEMENT CENTERED ON THE SIDE AND REAR LOT LINES OF ALL LOTS. THESE EASEMENTS, ALTHOUGH NOT DRAWN ON THIS PLAN, ARE INTENDED TO PROVIDE STORM WATER DRAINAGE BY GULLIES FOR OTHER LOTS. THESE AND ALL OTHER DRAINAGE EASEMENTS SHALL BE MAINTAINED FREE AND CLEAR OF SILT AND DEBRIS BY THE PROPERTY OWNER AND MAY NOT BE ALTERED FROM THE APPROVED CONDITION WITHOUT THE APPROVAL FROM THE URBAN COUNTY ENGINEER'S DIVISION. THE OWNER SHALL MAINTAIN DRAINAGE EASEMENTS AT ALL TIMES IN SUCH A FASHION AS NOT TO CREATE A POTENTIAL OR ACTUAL HEALTH OR SAFETY HAZARD.

6. BUILDINGS MAY ENCLOSE THE REQUIRED FRONT, BACK AND SIDE YARDS PER ARTICLE 15 OF THE ZONING ORDINANCE.

7. DETENTION IS PROVIDED OFFSITE.

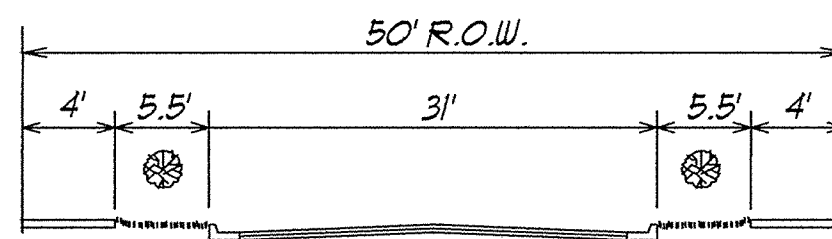
8. ALL STRUCTURES SHALL HAVE A FLOOR THAT IS NOT PARTIALLY OR COMPLETELY UNDERGROUND, THAT IS AT LEAST ONE FOOT ABOVE THE ELEVATION OF THE NEAREST DOWNSTREAM MANHOLE LID. SEWAGE FROM PLUMBING CONNECTIONS BELOW THAT FLOOR SHALL BE LIFTED BY AN EJECTOR PUMP AND DISCHARGED INTO THE STRUCTURE'S SEWER LINE.

9. NO UNDERGROUND UTILITY SHALL BE CONSTRUCTED WITHIN SIX FEET (6') OF SANITARY SEWER LINES. THE ONLY EXCEPTION IS FOR SERVICE LINE CROSSINGS.

10. INDIVIDUAL LOT OWNERS ARE RESPONSIBLE FOR MAINTAINING ALL DRAINAGE AND OTHER EASEMENT AREAS.

11. PRIOR TO THE ISSUANCE OF BUILDING PERMITS FOR LOTS 50-55, 57-59, 61, THE STEEP SLOPE AREA SHALL BE REVIEWED BY A GEOTECHNICAL ENGINEER. IF THE GEOTECHNICAL ENGINEER DEEMS THAT THE AREA IS UNSUITABLE FOR CONVENTIONAL BUILDING CONSTRUCTION THEN THE OWNER WILL TAKE ACTION AS DETERMINED BY THE GEOTECHNICAL ENGINEER TO STABILIZE THE SLOPE OR UPGRADE THE BUILDING FOUNDATION. GEOTECHNICAL ENGINEER TO COORDINATE WITH THE DIVISIONS OF ENGINEERING AND PLANNING ON RECOMMENDATION AND IMPLEMENTATION BY WRITTEN REPORT. DIVISION OF ENGINEERING WILL NOTIFY BUILDING INSPECTION WHEN OKAY TO ISSUE BUILDING PERMIT.

12. LOT 111 SHALL BE MAINTAINED BY H.O.A.



SECTION A-A

Conditional Zoning Restrictions

- a. Along Winchester Road, no buildings shall be permitted within a 50-foot buffer area adjacent to the right-of-way.
- b. The 10.00 acre P-1 zone shall be limited to the following uses:

As Principal Permitted Uses:

1. Offices for governmental, civic, social, fraternal, political, religious, and charitable.
2. Schools for academic instruction.
3. Libraries, museums, art galleries, and reading rooms.
4. Funeral parlors.
5. Studios for work or teaching of fine arts, such as photography, music, drama, dance, and theatre.
6. Community centers and private clubs, churches and Sunday schools.
7. Nursing and rest homes, and rehabilitation homes.
8. Kindergartens, nursery schools and child care centers for four (4) or more children.
9. Dwelling units.
10. Business colleges, technical or trade schools or institutions.
11. Athletic club facilities.

As Accessory Uses:

1. Parking areas or structures.
2. Swimming pools, tennis courts, putting greens, and other similar non-conflicting recreational uses.
3. Satellite dish antennas.
4. One dwelling unit for owners, operators or employees of a permitted use.

As Conditional Uses:

1. Offices of veterinarians, animal hospitals.
2. Assisted living facilities.

IRON PIN W/ CAP STAMPED "KY 2115"

(SET)

RAM SET NAIL IN GUTTER W/ DISK STAMPED "KY 2115"

PK NAIL IN CENTERLINE OF STREET

STREET

TYPICAL LOT MONUMENTATION

SURVEY DATE: JUNE, 2003 / JUNE, 2009

REFERENCE MERIDIAN: NAD 83

MONUMENT SYSTEM (GPS STA. 0034)

THE SURVEY DEPICTED ON THIS PLAN

WAS PERFORMED BY THE METHOD OF

RANDOM TRANSVERSE WITH SIDE SHOTS.

THE UNADJUSTED PRECISION RATIO

OF THE TRAVERSE WAS 1/50,000

AND WAS NOT ADJUSTED. THE SURVEY

AS SHOWN HEREON MEETS THE REQUIREMENTS

OF A CLASS A SURVEY.

MON. NO. 2

MON. NO. 1

MON. NO. 3

MON. NO. 4

MON. NO. 5

MON. NO. 6

MON. NO. 7

MON. NO. 8

MON. NO. 9

MON. NO. 10

MON. NO. 11

MON. NO. 12

MON. NO. 13

MON. NO. 14

MON. NO. 15

MON. NO. 16

MON. NO. 17

MON. NO. 18

MON. NO. 19

MON. NO. 20

MON. NO. 21

MON. NO. 22

MON. NO. 23

MON. NO. 24

MON. NO. 25

MON. NO. 26

MON. NO. 27

MON. NO. 28

MON. NO. 29

MON. NO. 30

MON. NO. 31

MON. NO. 32

MON. NO. 33

MON. NO. 34

MON. NO. 35

MON. NO. 36

MON. NO. 37

MON. NO. 38

MON. NO. 39

MON. NO. 40

MON. NO. 41

MON. NO. 42

MON. NO. 43

MON. NO. 44

MON. NO. 45

MON. NO. 46

MON. NO. 47

MON. NO. 48

MON. NO. 49

PURPOSE OF AMENDMENT:

- TO RECONFIGURE THE ORIGINAL LOTTING SCHEME.
- TO REDUCE BUILDING LINE SETBACKS TO 20'.
- TO REFLECT REVISED STREET LIGHT EASEMENT LOCATIONS.

OWNER/DEVELOPER:

HAYMAKER DEVELOPMENT CO., LLC
3120 WALL STREET, SUITE 300
LEXINGTON, KY. 40513

FLOOD PROTECTION ELEVATIONS:

- * ELEVATIONS ARE ESTABLISHED AT THE DIRECTION OF THE L.F.U.C.G. BASED ON THE STANDARDS AND AS A PREREQUISITE TO APPROVAL FOR RECORDING. THE OWNER AND ENGINEER OF RECORD MAKE NO REPRESENTATIONS THAT FLOOD WATERS WILL NOT EXCEED THESE ELEVATIONS. FOR ALL NEW STRUCTURES, THE LOWEST FLOOR ELEVATION THAT IS ABOVE GROUND LEVEL SHALL BE AT OR ABOVE THE FLOOD PROTECTION ELEVATION. CRAWL SPACE ENTRANCES, FOUNDATION VENTS, BASEMENT WINDOWS SILLS THE TOP LANDING OF OUTSIDE STAIRWAYS LEADING TO BASEMENTS, AND OTHER OPENINGS TO THE STRUCTURE SHALL BE AT OR ABOVE THE FLOOD PROTECTION ELEVATION.

LOT NO.
78-80

FLOOD PROTECTION ELEVATION
993.0

PRIVATE UTILITY PROVIDERS:

COLUMBIA GAS
2001 MERCER ROAD
P.O. BOX 1421
LEXINGTON, KY. 40512
(859) 288-0215

KENTUCKY AMERICAN WATER COMPANY
2300 RICHMOND ROAD
LEXINGTON, KY. 40502
(859) 269-2386

KENTUCKY UTILITIES
500 STONE ROAD
LEXINGTON, KY. 40503
1-800-981-0600

WINDSTREAM
130 WEST NEW CIRCLE ROAD
SUITE 170
LEXINGTON, KY. 40505
(859) 351-6250

TUSCANY UNIT 4-E
(P.C. "N", SL. 284)
H.O.A. & U.E.

OWNERS CERTIFICATION

I (we) do hereby certify that I am (we are) the owner(s) of record of the property platted hereon which is recorded in Deed Book Volume 2718, page 265, in the Fayette County Clerk's Office; do hereby adopt this as my (our) plan of lots for this property; do hereby dedicate the streets and any other spaces so indicated to public use; and do establish that the easements shown hereon are reserved for the use so indicated and no structure, tree or other obstruction of any kind shall be erected or permitted to remain upon or over any portion of said easements and do hereby dedicate the sanitary sewer system to public use. Also I (we) do hereby agree that before any lot herein is sold or transferred, the purchaser shall be notified in the contract or deed of any private utilities (water, gas, electricity, telephone, and where applicable, sanitary sewers) not installed, and the deed or contract shall contain a statement that no building occupancy certificate may be secured until any such utility is installed.

HAYMAKER DEVELOPMENT CO., LLC

ENGINEERS AND SURVEYORS CERTIFICATION

I hereby do certify that this record plan was prepared by me or under my direction; that all work performed by me or under my direction, including engineering design, and construction observation of the infrastructure, was done in accordance with the provisions of the Land Subdivision Regulations, the Zoning Ordinance, the Division of Engineering Technical Manuals and the requirements of the Planning Commission; that all monuments indicated hereon do exist and their locations, size, and materials are correctly shown; that, to the best of my knowledge and belief, the information shown hereon is accurate.

Engineer _____ Date _____
Registration No. _____
Surveyor _____ Date _____
Registration No. _____

STREET CENTERLINE CURVE DATA

CURVE	LENGTH	RADIUS	CHORD DIR.	CHORD LENGTH
1	54.95'	100.00'	N07°23'48"E	54.26'
2	78.55'	150.00'	N38°08'28"E	77.66'
3	297.32'	800.00'	N42°29'49"E	295.61'

SITE STATISTICS:

ZONE: R-3
NO. OF LOTS: 19 (1 Non-Buildable)
TOTAL AREA: 4.14 Acres
AREA OF R.O.W.: 0.92 Acres
Exist.
LENGTH OF STREET: 806'

⊕ = BENCHMARK: CHISELED SQUARE ON
NORTHEAST CORNER OF CATCH BASIN.
ELEV. = 987.97

EA Partners, PLLC

CIVIL ENGINEERS • LAND SURVEYORS • LANDSCAPE ARCHITECTS
3111 WALL STREET
LEXINGTON, KENTUCKY 40513
PHONE (859) 296-3883
FACSIMILE (859) 296-3881

AMENDED FINAL RECORD PLAT
TUSCANY
UNIT 4D, SECTION 1, SUMMERFIELD
LEXINGTON, FAYETTE COUNTY, KENTUCKY
APRIL 2010